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## The Antelope Valley Adventure

Lincoln's Antelope Valley project is a community adventure. It will be a long saga, since completion of the three aspects of the project (flood control, roadway, and community reinvestment) is expected to take **15 to 20 years**. Like a good adventure book, it will include many chapters and changes of scene.

Some Antelope Valley changes are already visible. The four new softball fields and the multi-purpose field in **Northeast Community Park**, at 32nd and Leighton, are finished and ready for joint use by UNL and the City. The playground southwest of the ball fields will be expanded this spring, including rest room and picnic facilities.

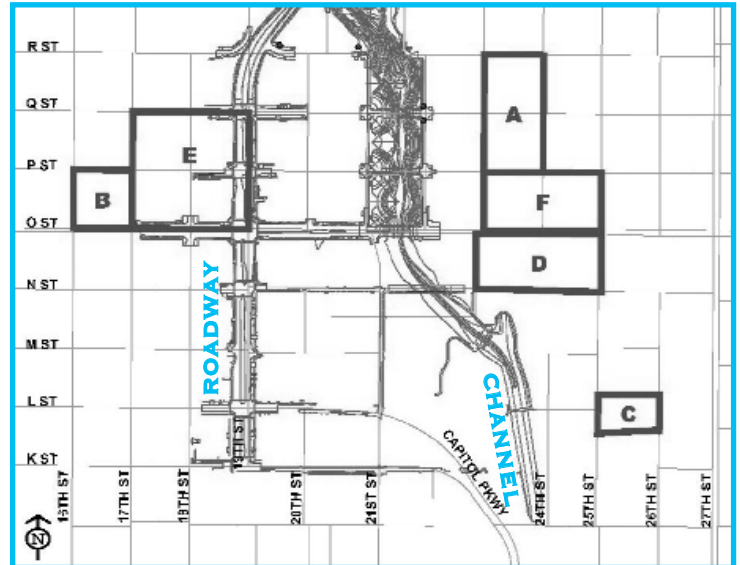
The new Antelope Creek open channel is complete from Oak Creek to south of the Devaney Sports Complex. **Work has begun on bridges** that will span the new channel at Y and Military Streets. The bridges are being constructed "in the dry" to minimize traffic disruption. When the bridges are complete, the channel will be dug under them. Construction of the Vine Street bridge will begin in March (also "in the dry").

As construction increases in the area around the 16th to 17th, Holdrege to Y Street area, **watch for new traffic patterns**. 16th and 17th Streets will both be **two-way** between Holdrege Street and a new connector street, located in former railroad right of way along X Street.

Meanwhile, back on the Community Reinvestment portion, things are progressing, too. When the **Antelope Valley Redevelopment Plan** is completed and approved this Summer, it will serve as a blueprint for public and private reinvestment along the channel and roadway. A total of 37 possible projects have been identified in the plan. To get the ball rolling, six of those projects have been selected as **catalyst projects**. These six can be addressed now because they are outside the flood plain and would have significant, visible community impact [keyed to map, above]:

- A:** a two block area that would have very mixed residential uses – rehabilitated existing housing, new housing, owner-occupied housing and rental housing,
- B:** a one block area with new retail and high rise residential uses, as well as a parking garage,
- C:** a small area, along a new L Street between K and N Streets, that would include new mixed density residential development,
- D:** a two block area with new commercial uses, possibly a grocery,
- E:** a four block area with mixed uses, including offices, research and development facilities, residential building and a parking garage, and
- F:** a two block area that would include the existing Hispanic Center along with new retail development along O Street and various residential uses along P Street.

The Antelope Valley planning committee will prioritize each of the catalyst projects, taking into account **local government support, funding resources available, neighborhood/community support, and developer interest**. Committee members bring different points



of view to the table: City departments, Downtown Lincoln Association, Neighborhoods, Inc. and the contracted design professionals. Once projects are prioritized, development proposals can be requested. If all goes well, construction could possibly begin in 2005.

The chapter on **human services is moving ahead** under the guidance of the Human Services Cabinet of **Community Services Initiatives (formerly C-SIP)**. The vision is for the area to become a mixed-income neighborhood with a range of services reflecting the resulting variety of needs. The Community Learning Center framework will be the key to service delivery.

On a related story line, the **Antelope Valley Connections Group** is looking at the needs of the four cultural community centers in or adjacent to the area. These center representatives and other interested parties are discussing facilities that could be shared, such as:

- a retail store for ethnic artisans and crafts people,
- an indoor auditorium and stage,
- an outdoor amphitheater for events and large gatherings in the new East Downtown Community Park,
- incubator space for new businesses, and
- recreation facilities including a new outdoor pool replacing Kuklin Pool.

Another concept being discussed is **co-location of cultural centers with a community partner**. The Parks and Recreation Department and the Clyde Malone Community Center board are currently exploring this idea. For more information, call Lynn Johnson, Parks & Recreation, at 441-8265.

As we experience the Antelope Valley adventure, there is one thing to keep in mind about plans. Unlike books, plans are often revised AFTER publication. All that participation and process tend to make the "story" longer, but usually more people like the "ending."

# OLD FED NOW "FEDERAL PLACE"

Over the winter, a quiet transformation has been unfolding behind the stately walls of Lincoln's Old Federal Building. The building's new owners, Todd Heisted and Tammy Barrett (the brother and sister team behind NuStyle Development Company), are redeveloping the 100-year old government building into a mixed use property which they have dubbed **Federal Place**.

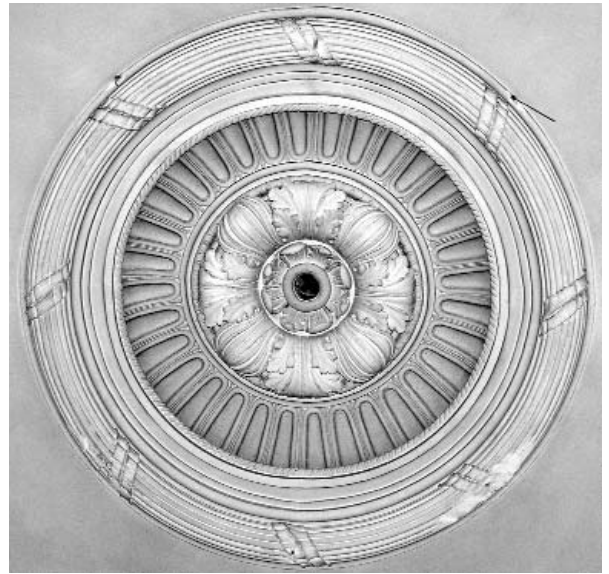
When completed this Spring, Federal Place will feature 43 apartment units and approximately 30,000 square feet of first floor commercial space. Rents on the apartments will range from \$650 for one bedroom studios to \$1600 for 2 story, townhome-style apartments. Many of these **units feature historic marble and woodwork**. All appliances, including washers and dryers, will be provided in each unit. Residents will have access to basement-level indoor parking, a secured entrance with a pass card system, a fitness facility and a community room in the historic courtroom.

The City has worked with the developer to insure that key historical features, such as the courtroom and first floor entryway, will be preserved. For more information about apartments in the Federal Place, please con-

tact Julie Stavneak at 402-345-8000.

The Urban Development Department is working with the architectural firm **Bahr Vermeer and Haecker** to design a public streetscape around Federal Place and the adjacent, City-owned Old City Hall. The primary goals of this streetscape project are to make the sidewalk and alley area on this property more pedestrian-friendly and to strengthen the links between the Haymarket and Downtown Lincoln.

The streetscape project will coincide with the final stage of work on the 9th Street Entry Corridor project. So mark your calendars - the centennial of Federal Place promises to bring even more energy to a vibrant downtown scene.



*This is an example of an historic detail being preserved in Federal Place. Located in the ceiling of the courtroom on the third floor, this lighting fixture detail had been hidden behind a "modern" drop ceiling. The courtroom is also once again bathed in light from the original two-story windows which had been blocked.*

## DOUGLAS GRAND UNDERWAY

Construction continues on the **Douglas Grand**, Lincoln's new 14 screen, 3000 seat movie theater. Located in the heart of Downtown at 11th and P Streets, the **Grand** is expected to open November 2004.

The Douglas Theater Company and the City of Lincoln are partners in the development.

The City helped assemble the site and will assist with streetscape and façade improvements. The City's share is funded through tax increment financing (TIF) generated from the project area.

Keep your eyes on 11th and P Streets. The real show is only a few months away.

## AWARD-WINNING FAÇADES

Each year at its Annual Meeting and Awards Ceremony, the **Downtown Lincoln Association (DLA)** awards businesses and individuals who have made a significant impact to downtown Lincoln. In 2003, DLA presented eight awards in several categories, including two that were awarded to recently completed Façade Improvement Projects funded by Community Development Block Grant Dollars through the Urban Development Department.

The first award for "2003 Significant Impact, Under \$1 Million" went to Arlington Properties for the **AR720 Building at 720 "O" Street**. Previously an underutilized warehouse space, the project was a joint effort of Arlington Properties and two of its tenants, Archrival and RM101. The building is now a totally renovated office property housing a creative mix of young professionals.

The other "2003 Significant Development, Under \$1 Million" award went to **Quick Nick's Snappy Lube** and owner Nick Vuko. Quick Nick's Snappy Lube is an expansion of the Walker Tire Company at 830 "M" Street and now houses a three-bay service facility designed to reflect and compliment the nearby Haymarket district. The building harkens back to the 1950's and 60's and includes antique gas pumps and an array of historic memorabilia.

CDBG-funded façade improvement projects have won three of the last four "Significant Development, Under \$1 Million" awards from DLA. In 2002, the **Nebraska Mattress Company** renovation of the former Merchandise Mart buildings at 1616/1620 "O" Street also won.

For information about the Façade Improvement Program, contact Troy at 441- 7862 or [tgagner@ci.lincoln.ne.us](mailto:tgagner@ci.lincoln.ne.us).

### THE URBAN PAGE

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## Technology Fair 2004

The 2004 Downtown Technology Fair will be **Thursday, April 22**. It will feature a kick-off luncheon, vendor trade show, open houses, and Engineering Week displays by UNL students. This year, the Lincoln Chamber of Commerce will present the trade show at the Lied Center and hold their Business After Hours networking party in conjunction with the event.

The Downtown Technology Fair is the joint effort of the **Downtown Lincoln Association (DLA)**, the **University of Nebraska-Lincoln (UNL)** and the **Lincoln Chamber of Commerce**. DLA first launched the fair in 2001 to increase business/higher education linkages, to promote UNL's and downtown Lincoln's roles in the new economy, and to showcase Lincoln's technology businesses, products and services.

For more information on the 4th Annual Downtown Technology Fair contact the Downtown Lincoln Association at (402) 434-6900 or visit [www.downtownlincoln.org](http://www.downtownlincoln.org).

## Fair Housing 2004

Mark your calendars for the 2004 Fair Housing Conference. It will be held on **Tuesday, April 13, at the Embassy Suites Conference Center, from 8:00 a.m. to 5:00 p.m.** Session subjects will include accessibility technical guidance, linguistic profiling, urban apartheid, fair housing law, disability law, and more. Registration brochures will be mailed in February. To find out more, contact: The Lincoln Commission on Human Rights at 402-441-7625, TDD 402-441-8398, or [smoody@ci.lincoln.ne.us](mailto:smoody@ci.lincoln.ne.us).

## New Faces

A new year gives us a chance to welcome new faces – in Urban Development staff, the Community Development Task Force, and the Greater Lincoln Workforce Investment Board.

On staff, **Kathy Northrop** is the new Community Development Specialist. She is applying her talents and experiences to coordinating development of the next five-year *Consolidated Plan* for the department's federal funds. Kathy, a Lincoln native, has a Masters in Community & Regional Planning.

The **Community Development Task Force** welcomed four new members who will serve until August, 2006. They are:



*The ribbon cutting ceremony for the 3rd and A Street Overpass was a chilly but cheerful occasion last November. Dignitaries on hand included: Boyd Andrews, Burlington Northern Santa Fe Superintendent for Nebraska and Lincoln, Mayor Coleen J. Seng, Councilmen Glenn Friendt, Jonathan Cook and Ken Svoboda, and former mayor, Don Wesely.*

- **Ed Caudill**, representing the North Bot-toms neighborhood,
- **Charles Greene**, representing the com-munity at large,
- **Jennifer Severe-Oforah**, for NE Dept. of Health & Human Services, and
- **Alene Swinehart**, for the Irvingdale neighborhood.

New members of the **Greater Lincoln Workforce Investment Board** include:

- **Scott Bailey**, Experience Works
- **Lori Hein**, Ace Hardware Corporation
- **Jill Miller**, Wells Fargo
- **Barbara Onnen**, ACS, Inc.
- **Brad Rourke**, EMRlogic Systems, Inc.
- **Jason Sunday**, Main St. Café
- **Rick Williams**, US Foods, LLC

## CS-MIS Implemented

Implementation of the Lincoln/Lancaster County **Community Services Management Information System (CS-MIS)** has begun. CS-MIS is a client-based service tracking information system that provides comprehensive case management tracking functions within community service agencies. It also allows sharing of client information across agencies within the community.

The first CS-MIS users are the homeless service providers, allowing them to meet federal mandates for a homeless manage-ment information system by September of

2004. Five agencies have begun using CS-MIS: **Lincoln Action Program, Center-Pointe, Fresh Start, Cedars Youth Services, and Matt Talbot Kitchen.**

CS-MIS will help service-providing agen-cies manage and use their case management information. Client intake procedures will be streamlined and less time-consuming. By having a more complete picture of a client's situation, case managers will be able to provide more effective services to the client. Using CS-MIS, the community will be better able to assess the needs and the gaps in services provided.

The CS-MIS system is managed through the **UNL Center on Children, Families and the Law** in cooperation with the Lincoln/Lan-caster County Community Services Initia-tive. Funding is from the Urban Develop-ment Department, the Nebraska Homeless Assistance Trust Fund and Lincoln/Lancast-er County United Way. For more informa-tion, contact Tamara Cartwright at (402) 799-3479 or [tcartwright2@unlnotes.unl.edu](mailto:tcartwright2@unlnotes.unl.edu).

## CAPER Available

The executive summary of the **FY2002 Consolidated Annual Performance and Evaluation Report (CAPER)** is now avail-able. To receive your copy call 441-7606 or go to: [www.ci.lincoln.ne.us/city/urban/comdev/](http://www.ci.lincoln.ne.us/city/urban/comdev/).

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## QUARTERLY QUOTE

*"When neighborhoods, government, and industry all work together for a common solution, then we can celebrate. And that's what happened with this overpass."*

— *Bernice Polivka, a past South Salt Creek Neighborhood Association president, speaking at the dedication of the 3rd and A Street Overpass*

## PRIDE 2004

That's **Promote Residential Improvement, Design and Enhancement** and it's all about helping homes and neighborhoods look good. PRIDE provides **grants up to \$600 for limited exterior residential improvements** in eleven participating neighborhoods: Clinton, Downtown, Everett, Hartley, Havelock, Hawley/Malone, Near South, North Bottoms, South Salt Creek, University Place and Woods Park.

Thanks to the cooperative effort of neighborhood associations in those neighborhoods and the City's Urban Development Department, PRIDE helps maintain quality, affordable housing and increase private investment in housing.

To be eligible for PRIDE, you must be the owner or legal agent of the owner of a single-family, duplex, or multi-family property. An owner-occupant must have a total household income at or below income limits based on family size (*see table*). An investor-owner can qualify if 51% of the units in the property to be assisted are occupied by households with incomes at or below the same income limits based on family size.

Persons in Household	Gross Annual Income
1	\$35,050
2	\$40,050
3	\$45,050
4	\$50,100
5	\$54,100
6	\$58,100
7	\$62,100
8+	\$66,100

These income limits may be updated by HUD in early 2004.

**Grants are for materials only** and not for labor or equipment expenses. To receive reimbursement, improvements need to be pre-approved by Urban Development staff.

Painting (including exterior repair related to painting) is PRIDE's first priority. Other improvements can be funded if painting is included or not needed. For improvements not made to the house itself, reimbursement is limited - no more than 40% of the homeowner's total reimbursement.

**Applications for PRIDE grants are available beginning April 1, 2004.** Each participating neighborhood will be granted one-eleventh of the PRIDE budget to be disbursed on a first-come, first-served basis for owner-occupied properties. If uncommitted funds remain as of June 1, 2004, distribution will be made on a first-come, first-served basis regardless of neighborhood and including eligible rental properties. Landlords are limited to two properties per PRIDE year. Qualified applicants who did not receive a PRIDE grant in 2003 will be given preference until June 1, 2004. Call Sandy at 441-5668 to have an application mailed to you.